

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4/8 MAY STREET ELWOOD VIC 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$695,000

&

\$755,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$652,500

Property type

Unit

Suburb

Elwood

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

3/15 KENDALL STREET ELWOOD VIC 3184	\$705,000	11-May-26
1/3 GREIG COURT ELWOOD VIC 3184	\$712,500	14-Jan-26
2/1 MILTON STREET ELWOOD VIC 3184	\$755,000	08-May-26

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 19 June 2026



3/15 KENDALL STREET ELWOOD VIC 3184

2 1 1

Sold Price

\$705,000

Sold Date

11-May-26

Distance

0.21km



1/3 GREIG COURT ELWOOD VIC 3184

2 1 1

Sold Price

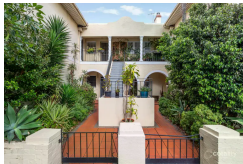
\$712,500

Sold Date

14-Jan-26

Distance

0.29km



2/1 MILTON STREET ELWOOD VIC 3184

2 1 1

Sold Price

^{RS} **\$755,000**

Sold Date

08-May-26

Distance

0.59km

RS = Recent sale

UN = Undisclosed Sale

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